

#### **R102.7.1 Additions, alterations change of use, repairs or**

**relocations.** Additions, alterations ~~((or))~~, repairs ~~((to any structure))~~, or relocations shall be permitted to conform to the requirements of the provisions of Chapter 44 or shall conform to the requirements for ~~((a))~~ new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations ~~((or))~~, repairs, and relocations shall not cause an existing structure to become ~~((unsafe or adversely affect the performance of the building))~~ less compliant with the provisions of this code than the existing building or structure was prior to the addition, alteration, repair, or relocation. ~~An existing building together with its additions shall comply with the height limits of this code. Where the alteration or addition causes the use or occupancy to be changed to one not within the scope of this code, the provisions of the International Existing Building Code shall apply. Where additions, alterations, or changes of use to an existing structure result in a use or occupancy, height, or means of egress outside the scope of this code, the building shall comply with the International Existing Building Code.~~

EXCEPTIONS:

1. Additions with less than 500 square feet of conditioned floor area are exempt from the requirements for Whole House Ventilation Systems, Section M1505.4.
2. Additions or alterations to existing buildings which do not require the construction of foundations, crawlspaces, slabs or basements shall not be required to meet the requirements for radon protection in Section R332.1 and Appendix F.

**R302.3.5 Shared accessory rooms~~-or areas~~.** Shared accessory rooms shall be separated from each individual dwelling unit in accordance with ~~by~~ Table R302.3.5. Openings between the in a shared accessory room and the dwelling unit shall comply with Section R302.3.5.1. Attachment of gypsum board shall comply with Table R702.3.5. ~~Shared accessory rooms or spaces shall not include habitable space.~~

**R302.3.5.1 Opening protection.** Openings from a shared accessory room or area directly into a room used for sleeping purposes shall not be permitted. Other openings between the shared ~~common~~ accessory room or area shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or a fire door

assembly with a 20-minute fire-~~rated doors~~protection rating,  
equipped with a self-closing or automatic-closing device.

**R302.3.5.2 Duct penetration.** Ducts penetrating the walls or  
ceilings separating the dwelling from the shared accessory room  
shall be constructed of a minimum No. 26 gage (0.48 mm) sheet  
steel or other approved material and shall not have openings  
into the shared accessory room.

**R302.3.5.3 Other penetrations.** Penetrations through the walls,  
ceiling, and floor level separation required in Section R302.3.5  
shall be protected as required by Section R302.11, Item 4.

**TABLE R302.3.5**

**DWELLING-SHARED ACCESSORY ROOM SEPARATION**

<b><u>SEPARATION</u></b>	<b><u>MATERIAL</u></b>
<u>From the dwelling units</u> <u>and attics.</u>	<u>Not less than 1/2-inch</u> <u>gypsum board or</u> <u>equivalent applied to the</u> <u>accessory room side wall.</u>
<u>From habitable rooms</u> <u>above or below the shared</u> <u>accessory room.</u>	<u>Not less than 5/8-inch</u> <u>Type X gypsum board or</u> <u>equivalent.</u>
<u>Structures supporting</u> <u>floor/ceiling and wall</u> <u>assemblies used for</u> <u>separation required by this</u> <u>section.</u>	<u>Not less than 1/2-inch</u> <u>gypsum board or</u> <u>equivalent.</u>

<u>SEPARATION</u>	<u>MATERIAL</u>
Shared access or is located less than 3 feet from a dwelling unit on the same lot.	Not less than ½ inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

**R309.6.2 Dedicated circuit for electric vehicle charging.** A minimum of one 40-ampere dedicated 208/240-volt branch circuit shall be installed in the electrical panel for each dwelling unit.

The branch circuit shall terminate at a junction box, receptacle outlet, or electric vehicle charging equipment.

EXCEPTION: A listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit shall be permitted to be installed in lieu of the dedicated branch circuit required in Section R309.6.2. The electrical service shall be sized to accommodate the 40-amp circuit, and the panel shall retain space to install an additional circuit to shall be sized to meet the requirements of Section R309.6.2.

**M1505.4.4.3.1 Field verification and diagnostic testing for local intermittent kitchen exhaust system.** The local exhaust system for kitchens shall be installed to comply with local

mechanical exhaust requirements specified in M1505.4.4.3 and shall be field verified in accordance with the procedures below to confirm the model is rated by HVI or AHAM to comply with the following requirements:

1. Local intermittent exhaust systems for kitchens shall be tested and verified to provide a minimum airflow rate or capture efficiency required by M1505.4.4.3. Testing shall include verification of the maximum sound rating as specified in Section M1505.4.4.3.2. Testing for the intermittent kitchen exhaust systems shall occur with the whole house ventilation system operating and with all dwelling unit or sleeping unit entry doors closed. Testing for exhaust systems that require makeup air in accordance with Section M1503.6 shall include verifying that the mechanical makeup air system is controlled to automatically start. Testing for exhaust systems that do not require mechanical makeup air in accordance with Section M1503.6 and that are exempt from pressurize equalization shall be tested with operable openings manually opened unless design exhaust airflow can be achieved with all operable openings closed. Testing shall be performed according to the ventilation

equipment manufacturer's instructions, or by using a flow hood, flow grid, or other airflow measuring device. Where required by the building official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official.

EXCEPTION:      The installed airflow is not required to be field verified where an exhaust airflow rating at a pressure of 0.25 in. w.g. is used, provided the duct sizing meets the prescriptive requirements of Table M1505.4.4.2.

2. The verification shall utilize certified rating data from the HVI Publication 911~~÷~~Certified Home Ventilating Products Directory, AHAM-Certified Range Hood Directory, or another directory of certified product performance ratings approved by the code official for determining compliance. The verification procedure shall consist of visual inspection of the local intermittent kitchen exhaust system to verify and record the following information:

2.1. The manufacturer name and model number.

2.2. The model is listed in the HVI, ~~AHAM~~, or equivalent ~~D~~directory.

2.3. The rated airflow value listed in the HVI, ~~AHAM~~, or equivalent ~~D~~directory.

2.4. The sound rating value listed in the HVI, AHAM, or equivalent directory.

2.5. If the value for the rated airflow given in the directory is greater than or equal to the airflow requirements specified in Section M1505.4.4.3 and if the value for the sound rating given in the directory is less than or equal to the sound rating requirements specified in Section M1505.4.4.3.2, then the local intermittent kitchen exhaust system complies, otherwise the local intermittent kitchen exhaust system does not comply.

**WAC 51-51-4400 Referenced standards. AHAM**

Association of Home Appliance Manufacturers

1111 19th St N.W., #402

Washington D.C. 20036

**HRH-2-2019: Household Range Hoods.**

M1505.4.4.~~23.4~~

**Certified Range Hood Directory**

M1505.4.4.3.1

## **HVI Publication 911: Certified Home Ventilation Products**

### **Directory.**

M1505.4.4.23.4

**R4501.1 General.** ~~The specific provisions in this code shall apply to the repair, alteration, addition, and relocation of existing buildings and structures. These standards shall apply where construction does not fully comply with construction standards in this code for new construction.~~ Repairs, alterations, additions, and relocation of existing buildings and structures shall comply with the provisions of this code for new construction, except as modified by this chapter. Structural elements and systems shall comply with Section R102.7.1 and the provisions of this chapter.

**R4502.1 General.** The work shall not cause the building or structure to become unsafe or adversely affect the performance of the building; shall not cause an existing mechanical or



plumbing system to become unsafe, hazardous, insanitary, or overloaded; and unless expressly permitted by these provisions, shall not make the building any less compliant with this code or to any previously approved alternative arrangements than it was before the work was undertaken.

**R4502.2.2 Unreinforced masonry parapet bracing.** Unreinforced masonry buildings located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub>, or E or E shall have parapet bracing and wall anchors installed at the roofline whenever a reroofing permit is issued. Such parapet bracing and wall anchors shall be of an approved design unless an evaluation demonstrates compliance of the existing bracing and anchorage.

**R4502.3 Smoke alarms.** Smoke alarms ~~detectors~~ shall be provided ~~where required by~~ in accordance with Section R314.2.2.

**R4502.4 Carbon monoxide alarms.** Carbon monoxide alarms shall be provided ~~where required by~~ in accordance with Section R315.2.2.

**R4502.5.1 Energy efficiency.** Replacement windows shall comply with the requirements of ~~Chapter 11~~ the Washington State Energy Code-Residential.

**R4502.5.3 Window fall protection.** Window fall protection shall be installed per Section R312.2.

EXCEPTION: Where only the window ~~replacement is of glazing only~~ glazing is being replaced.

**R4502.5.4 Replacement windows for emergency escape and rescue openings.** Replacement windows ~~installed in buildings meeting the scope of this code~~ shall be exempt from Sections R310.2 and R310.4.4, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides

for an equal or greater window opening area than the existing window.

2. The replacement window is not part of a change of occupancy use.

#### **R4502.5.5 Window opening control device and fall protection**

**device height.** Window opening control devices or fall protection device shall be located at a height per Section R310.1.1 or at as low a height as can be installed within the existing clear opening.

**R4503.1 ~~Materials.~~** ~~Except as otherwise required herein, repairs shall be done using like materials or materials permitted by this code for new construction.~~ **General.** Repairs shall comply with the applicable provisions of the code for new construction or as permitted by this section. Work on undamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to requirements for alterations.

**R4503.2 Materials.** Materials used during *repairs* shall comply with this section.

**R4503.12.1 ~~Hazardous materials~~ New and replacement materials.**

Except as otherwise required or permitted by this code,  
materials permitted by this code for new construction shall be  
used. Like materials shall be permitted for repairs, provided  
that unsafe conditions are not created. Hazardous materials  
shall not be used where this code does not permit their use in  
buildings of similar occupancy, purpose, and location. no longer  
permitted, such as asbestos and lead based paint, shall not be  
used

**R4503.2.2 Existing Materials.** Materials already in use in a  
building in compliance with requirements or approvals in effect  
at the time of their erection or installation shall be permitted  
to remain in use unless determined by the building official to  
be unsafe.

**R4503.12.23 Plumbing materials and supplies.**

**R4503.23 Water closets.** Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of ~~Section P2903.2~~ Uniform Plumbing code Section 411.

~~**R4503 Electrical.** Repair or replacement of existing electrical wiring and equipment shall comply with Chapters 34 through 43.~~

~~**R4403.5 Demolition and replacement.** Where a building or structure is effectively demolished by damage or where the intended method of repair is demolition and replacement, the replaced building, including its replaced foundation, shall comply with requirements for new construction in the International Residential Code.~~

Exception: Existing foundations are permitted to remain and be reused where approved by the code official.

**R4504.1 Alterations to an existing building General.** ~~Where an existing building is undergoing an alteration that is within the scope of the International Residential Code, alterations to the existing building shall comply with this section and other applicable provisions of this code. New elements shall meet all of the requirements of this code for new construction.~~  
Engineered design in accordance with Section R301.1.4 shall be permitted to meet the requirements of this section. Alterations to existing buildings shall comply with the provisions of this code for new construction, except as permitted by this section.

**R4504.4 Structural.** Altered structural elements and systems shall comply with Section R102.7.1 and the structural provisions of this chapter. New elements shall meet all of the requirements of this code for new construction. Structural elements that are

uncovered during the course of the alteration and that are found to be unsafe shall be repaired in accordance with Section R102.7.1.

**R4504.4.1 ~~Alterations that d~~ Decreased structural capacity.**

**R4504.4.2 ~~Alterations that i~~ Increased structural loads.**

**R4504.4.2.5 Seismic load increase.** Seismic load shall be considered to be increased for purposes of this section in *existing buildings* assigned to Seismic Design Category C, D<sub>0</sub>, D<sub>1</sub>, or D<sub>2</sub> E where new

**~~R4504.5 Electrical equipment and wiring.~~**

**~~R4504.5.1 Materials and methods.~~** Newly installed electrical equipment and wiring relating to work done in any work area

~~shall comply with the materials and methods requirements of Chapters 34 through 43.~~

~~EXCEPTION: Existing service of 60 ampere, three wire capacity, and feeders of 30 ampere or larger two or three wire capacity shall be accepted if adequate for the electrical load being served.~~

~~**R4504.5.3 Additional electrical requirements.** Where the work area includes any of the following areas within a dwelling unit, the requirements of Sections R4504.5.3.1 through R4508.5.3.5 shall apply.~~

~~**R4504.5.3.1 Enclosed areas.** Enclosed areas other than closets, kitchens, basements, garages, hallways, laundry areas, and bathrooms shall have not less than two duplex receptacle outlets, or one duplex receptacle outlet and one ceiling or wall type lighting outlet.~~

~~**R4504.5.3.2 Kitchen and laundry areas.** Kitchen areas shall have not less than two duplex receptacle outlets. Laundry areas shall have not less than one duplex receptacle outlet located near the laundry equipment and installed on an individual branch circuit.~~



~~**R4504.5.3.3 Ground fault circuit interruption.** Ground-fault circuit interruption shall be provided on newly installed receptacle outlets id required by Chapters 34 through 43.~~

~~**R4504.5.3.4 Lighting outlets.** Not less than one lighting outlet controlled by a listed wall mounted control device shall be provided in every bathroom, hallway, stairway, attached garage, and detached garage with electric power to illuminate outdoor entrances and exits, and in utility rooms and basements where these spaces are used for storage or contain equipment requiring service. The wall-mounted control device shall be located near an entrance to the room on a wall.~~

~~**R4504.5.3.5 Clearance.** Clearance for electrical service equipment shall be provided in accordance with Chapters 34 through 43.~~

**R4504.65 Ventilation.**

**R4504.76 Ceiling height.**

**R4504.87 Stairways, handrails, and guards.** Stairs, handrails and guards shall comply with this section.

**~~R4504.8.1 Stairways~~**

**R4504.87-1.1 Stairway illumination.**

**R4504.87-1.2 Stair width.**

**R4504.87-1.3 Stair headroom.**

**R4504.87-1.4 Stair landing.**

**R4504.87-1.5 Stair treads and risers.**

**R4504.87-1.6 Handrails and guards.**

**R4505.1 Additions to an existing building.** ~~Where existing building with an addition is within the scope of the International Residential Code, the a~~ Additions shall comply with this section and other applicable provisions of this code for new construction. ~~Engineered design in accordance with Section R301.1.3 shall be permitted to meet the requirements of this section.~~

**R4505.2 Structure for Horizontal ~~attached~~ additions**. Where an *addition* involves new construction next to and attached to an existing building and includes *alterations* to the existing building, the *addition* ~~*new construction*~~ shall meet all ~~of~~ the requirements of this code for new construction. *Alterations* to the existing building shall comply with the requirements governing *alterations* within this code. In wood light-frame additions, connection of the structural components shall be permitted to be provided using wall top plates and addition studs that abut the existing building. Wall top plates shall be lapped and spliced in accordance with Section R602.3.2. Abutting studs shall be fastened in accordance with Table R602.3(1).

EXCEPTION: The ~~additional~~ structural components ~~of the addition shall be permitted to may~~ be connected to the existing building in accordance with accepted engineering practice.

**R4505.3 Structure for Vertical additions**. Where an *addition* involves new construction that adds a story to any part of the existing building or vertically increases the height of any part of the existing building, the new construction and the existing

building together shall meet all of the requirements of this code for new construction.

**Exception:** Where the new structure and the existing structure and the existing structure together are evaluated in accordance with accepted engineering practice and are shown to be sufficient to support the combined loads from the new structure and existing structure, no structural alterations are required.

**R4506.1 Relocated buildings.** Residential buildings or structures moved into or within the jurisdiction are not required to comply with the requirements of this code if the original use classification of the building or structure is not changed. Any repair, alteration or change of use undertaken within the relocated structure shall comply with the requirements of this code applicable to the work being performed. ~~Work performed on new and existing foundations shall comply with all of the requirements of this code for new construction.~~